



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.091

TITLE: AN ORDINANCE AUTHORIZING THE CITY OF JERSEY CITY TO ENTER INTO A LEASE WITH JERSEY CITYWIDE DEBUTANTE AND COTILLION ASSOCIATION FOR THE USE OF BLOCK 1409, LOT P, MORE COMMONLY KNOWN AS 81 GARFIELD AVENUE, FOR A COMMUNITY GARDEN

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City ("the City") is a Municipal Corporation of the State of New Jersey, with offices located at City Hall, 280 Grove Street in Jersey City; and

WHEREAS, the City is authorized to enter into lease agreements for nominal consideration with non-profit corporations or associations for the use of vacant lots and open spaces for gardening or recreation purposes pursuant to N.J.S.A. 40 A:12-14(c) and N.J.S.A. 40 A:12-15(j); and

WHEREAS, the City adopted Ordinance 96-123, subsequently amended by Ordinances 01-109 and 11-019, which authorized the establishment of an "Adopt-a-Lot" Program; and

WHEREAS, the City owns Block 1409, Lot P on the official tax map of the City and which is more commonly known as 81 Garfield Avenue; and

WHEREAS, Block 1409, Lot P is a lot suitable for gardening and such use will transform this vacant lot which are currently filled with weeds and debris and improve and enhance the area and; and

WHEREAS, the Jersey Citywide Debutante and Cotillion, is a non-profit corporation with offices located at 19 Merritt Street in Jersey City and which seeks to lease Block 1409, Lot P pursuant to the City's "Adopt A Lot Program" in order to create a community garden thereon; and

WHEREAS, the Jersey Citywide Debutante and Cotillion ("the Lessee") understands that the properties leased to non-profit corporations or associations participating in the City's "Adopt-a-Lot" program are to be used for gardening and for no other purpose whatsoever and in particular may not be used for any commercial, business trade, manufacture, wholesale, retail or any other profit-making enterprises; and

WHEREAS, the Lessee understands that no cultivation of any fruit and vegetables shall be permitted directly in the lot soil, but rather any such edible produce must be grown in above-ground pots; and

WHEREAS, the Lessee also understands that it must submit an annual report to the officer, employee or agency designated by the governing body, setting out the use to which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold was granted; the approximate value or cost, if any, of such activities in furtherance of such purpose; and an affirmation of the continued tax-exempt status of the nonprofit corporation pursuant to both State and federal law; and

WHEREAS, the lease term will be for one (1) year beginning as of July 5, 2016 and ending July 4, 2017 subject to the City's right to terminate the lease at its convenience without cause by providing ninety (90) days prior notice; and

WHEREAS, the consideration for the lease shall be one dollar (\$1.00) a year and other good and valuable considerations; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The Business Administrator is hereby authorized to execute a lease of Block 1409, Lot P on the official tax map of the City and more commonly known as 81 Garfield Avenue, with the 'Jersey Citywide Debutante and Cotillion' Association, for the purpose of creating a community garden thereon through the City's "Adopt A Lot Program".
 2. The term of the Lease Agreement shall be one (1) year commencing as of July 5, 2016 and terminating on July 4, 2017 one dollar (\$1.00) a year.
 3. The form of the Lease is attached hereto and shall be subject to any such modification as may be deemed necessary or appropriate by the Corporation Counsel or Business Administrator.
- A. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

Note: All new material is underlined; words ~~struck through~~ are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

EXHIBIT A



ADOPT-A-LOT LEASE

This Lease is issued by the City of Jersey City "City" to _____ ("Lessee") with offices located at _____ for the operation of an Adopt-A-Lot Garden located at _____ (address) on Block _____ and Lot(s) _____ ("the Garden"). This Lease shall be administered jointly by the Department of Health and Human Services ("HHS") and the Department of Public Works ("DPW") through the Adopt-A-Lot Program Officer ("Officer"), with an office located at 199 Summit Avenue, Jersey City, New Jersey 07306.

1. Term

This Lease is issued to Lessee for a term (the "Term") of one (1) year beginning _____ and ending _____ unless terminated earlier. The Lease may be renewed by the Municipal Council upon the recommendation of the Adopt-A-Lot Program Officer provided that the Lessee meets the obligations set forth in this Lease.

2. Notices and Contact Person

All correspondence, including notices of non-compliance, shall be sent to the person designated as the "Contact Person" by the Lessee.

Lessee: _____

Contact Person for Lessee: _____

Address: _____

Telephone numbers:

Day: _____

Evening: _____

Weekend: _____

Email address: _____

Lessee shall promptly notify the Adopt-A-Lot Program Officer of any change in the contact information provided above. Notice to the listed Contact Person shall be deemed notice to the Lessee.

3. Obligations of Lessee/Use of Premises

- A. This Lease is specifically entered into for the purpose of Lessee's designing and cultivating a plant garden and thereafter maintaining that garden and all plants and structures contained therein (including, but not limited to, the City-supplied shed, all the tools contained therein, any fence, raised plant beds, planters, tables, benches, and other ornamental items) in a safe and orderly condition.
- i. Before entering in to a Lease, the prospective Lessee shall notify the Adopt-A-Lot Program Officer to arrange for an inspection the premises for the purpose of locating, and, if feasible, removing any dangerous debris, undergrowth, garbage, or other dangerous materials. If the Adopt-A-Lot Program Officer determines that a dangerous condition exists on the premises that cannot be remedied at a cost deemed reasonable by the Adopt-A-Lot Program Officer, then the City shall refuse to consummate the Lease.
 - ii. If a Lease is executed, the Lessee agrees to take possession of the following City-owned equipment for the exclusive use of the Lessee during the duration of the Lease. This equipment shall remain on the leased property at all times and shall be returned to the City in reasonably good condition at the expiration of the Lease.

One (1) Garden Shed which will contain the following:

- One (1) Wheelbarrow
- Five (5) Poly leaf rakes
- Five (5) Garden spades (20 inch)
- Five (5) Garden shears (5.5 inch)
- Five (5) Hand-held gardening forks
- Five (5) Pitchforks
- Five (5) Hand-held trowels (steel)
- Five (5) Hand-held garden cultivators
- Five (5) Loppers (28 inch)
- Five (5) Pairs of gardening gloves

B. Within two months of the issuance of this Lease, or sooner if applicable, Lessee agrees to do the following:

- a. At least two representatives, one being the Contact Person, shall attend an educational workshop, and shall submit proof of such attendance to Adopt-A-Lot Program Officer.

- b. Lessee shall post a sign provided by DPW at the Garden explaining that the Garden is a part of the Adopt-A-Lot Program.
 - c. Lessee shall register the Garden with the City's Adopt-A-Lot Jersey City online Green Map.
- C. Within six months of the issuance of this Lease, or sooner if applicable, Lessee agrees to the following:
 - a. Lessee shall design and install a plant garden.
 - b. Lessee shall nurture and develop the plants in the Garden, including watering, fertilizing, pruning, weeding, and harvesting as required. Any spray or liquid fertilizers or herbicides must be approved by DPW, and notice given to DPW prior to application. DPW reserves the right to determine and prohibit an environmentally harmful fertilizer or herbicide.
 - c. Gardens are required to post signage listing open hours, a schedule of planned activities, and information on how to join the garden, along with the name and telephone number of the Lessee's contact person and/or the Officer.
 - d. Lessee shall open the Garden to the public, as required by Section 8.
 - e. Lessee shall make gardening plots available to the public on a first come first serve basis, through the use of a waiting list to be posted at the Garden.
- D. Upon execution of the Lease, the Lessee agrees to the following:
 - a. Lessee shall maintain the Garden in a safe condition and take care of all plants and structures contained therein, including all fences, raised beds, tables, benches, and ornamental items.
 - b. Lessee shall keep sidewalks, passageways, and curbs adjacent to and within the Garden clean and free from snow, ice, garbage, debris, and other obstructions.
 - c. Lessee shall comply with all applicable laws, rules, and regulations of the United States, the State of New Jersey, and the City of Jersey City, and with other such rules, regulations, orders, terms and conditions as may be set or required by the Adopt-a-Lot program to the extent that they relate to the gardening activities under this Lease or are otherwise applicable to the Lease.
 - d. Lessee shall arrange for the provision of, and pay for any utilities, with the exception of water, necessary for the performance of the activities described herein; provided

however that Lessee shall neither cause nor permit the installation of any such utilities without the prior written approval of the Adopt-A-Lot Program Officer.

- e. Provide two reports each year to the Adopt-A-Lot Program Officer, one in June and one in December, containing the current status of the Garden including, but not limited to, a current color photo, a list of current Garden members, and any current concerns or problems that the Lessee believes the Adopt-A-Lot Program Officer should be made aware of or a problem fulfilling any of the requirements specified in this lease.
- f. Lessee shall continually update City's Adopt-A-Lot Jersey City online Green Map with all events, fundraisers, and public hours.
- g. Lessee shall participate in an annual "Green Your Block" program. Lessee shall notify the Adopt-A-Lot Program Officer with the date and time of the event, as well as post notice of the event at the Garden and on the City's Adopt-A-Lot Jersey City online Green Map.
- h. Lessee shall notify the to the Adopt-A-Lot Program Officer of any administrative or operational matters constituting any loss, injury, damage or violation within the garden within three days of such occurrence by contacting the to the Adopt-A-Lot Program Officer.

4. Restrictions on Lessee

Lessee agrees to the following restriction on the use of the Garden:

- A. No permanent improvements on the Garden. This prohibition includes but is not limited to paving the Garden concrete, asphalt or other materials.
- B. The Lessee shall make no alterations, additions, or improvements to the Garden without the prior written consent of the to the Adopt-A-Lot Program Officer.
- C. No permanent structures or murals or other permanent works of art may be built in the Garden without permission from the Adopt-A-Lot Program Officer, and, where applicable, the DPW, Jersey City Building Department and the Jersey City Division of Cultural Affairs.
- D. No automobiles, trucks, or other motorized vehicles may be stored or parked at any time in the Garden.
- E. There shall be a minimum of five (5) Garden members at all times.
- F. No persons shall be allowed to reside in the Garden.
- G. No animals (including dogs or cats) shall reside in the Garden.

- H. No drugs or alcohol may be used, consumed, stored, sold, or distributed in the Garden.
- I. Garden shall not be used for any commercial purpose (including, but not limited to, the sale or advertisement of any goods or services); provided, however, that the City may allow, with prior notice to the Officer, Fundraising events at the Garden solely for the purposes of supporting the operation of the Garden. No agricultural produce cultivated at the Lot may be grown in the soil. Rather it must be grown in an above-ground pot. All agricultural produce cultivated at the Garden may be sold offsite at a designated Jersey City Farmer's Market.
- J. Lessee shall not create nor suffer to be created any nuisance or danger to public safety in or around the Garden. Lessee shall not cause nor permit the accumulation of garbage or debris in the Garden. Lessee shall not commit or cause any waste of or to the Garden.
- K. Lessee shall not sub-let the demised premises for gardening or recreational purposes pursuant to N.J.S.A. 40A12-15(I). Lessee shall not use or permit the premises to be used for any other purpose without the prior written consent of the City endorsed hereon.
- L. Lessee may not discriminate in any way against any person on grounds of race, creed, religion, color, sex, age, national origin, disability, marital status, or sexual orientation.
- M. Lessee may not cause or permit gambling or any activities related to gambling in the Garden, or the use of the Garden for any illegal purpose.
- N. If Lessee ceases to use the property for gardening or recreational purposes, the City shall have the right to terminate the lease upon giving ten (10) days written notice to Lessee prior to the effective date of termination.
- O. Lessee shall not use or permit the storage of any illuminating oils, oil lamps, turpentine, benzene, naphtha, or similar substances or explosives of any kind or any substances or items prohibited in the standard policies of insurance companies in the State of New Jersey.
- P. Lessee shall not abandon the Garden.

5. Failure to Comply with Restriction and Termination

If Lessee violates any covenant or conditions of this Lease or of the rules established by the City, and upon failure to discontinue such violation within ten (10) days after notice to the Lessee, this Lease shall, at the option of the City, become void. Notwithstanding the above, the City may terminate this Lease without advance notice for any of the following reasons:

1. Use of the Garden for any illegal purpose, including, but not limited to use of drugs, alcohol, gambling, or other illegal activity, or conspiracy to commit same;
2. Creation of danger to the neighborhood, whether through inadequate sanitation, including accumulation of garbage, existence of a fire hazard, or any other condition which may cause harm to the Garden or other persons or property in its vicinity;
3. the City ceases to be the fee owner of the Garden.

The City shall have the right to terminate the Lease at its convenience without cause by giving written notice sixty (60) days prior to the effective date of termination. The City shall have no liability of any nature whatsoever by reason of such termination.

6. Access

- A. Gardens are required to keep their gates open for a minimum of twenty (20) hours per week from the first day of May through and including the thirtieth day of November. This can be achieved through posted open hours, community events, workdays, workshops, and all activities that keep gardens open and accessible to the public. Gardens are required to post signage listing open hours, a schedule of planned activities, information on how to join the Garden, along with the name and telephone number of the Lessee's contact person and the Adopt-A-Lot Program Officer. The Adopt-A-Lot Program Officer may conduct spot checks to see that the required public access is maintained, and if the Garden is not open at the designated time, the City may terminate this Lease.
- B. The City and its representatives, i.e. the DPW, the Police and Fire Departments, and other City agency representatives shall have access to the leased premises at all times for any purpose.

7. Return of City Property and Surrender of the Garden

Lessee shall surrender the premises at the end of the term in as good condition as reasonable use will permit. In the event that the lease is terminated or expires, the Lessee shall remove all temporary improvements installed on the property by the Lessee at its own cost or expense. Lessee shall also return all tools referenced in Section 3(A)(ii) of this Lease and other unused items provided by the City, to DPW within thirty days of receipt of a notice of termination.

If the Lessee shall remain in the premises after the expiration of the term of this Lease without having executed a new written Lease with the City, such holding over shall not constitute a renewal or extension of this Lease. The City may treat the Lessee as one who has not removed at the end of his/her term, and thereupon be entitled to all remedies against the Lessee provided by law in that situation, or the City may elect, at its option, to construe such holding over as a tenancy from month to month, subject to all the terms and conditions of this lease, except as to duration thereof.

8. Indemnification

The Lessee shall indemnify and hold the City and its officers, agents and employees harmless from any and all claims or personal injury, and property damage arising out of the Lessee's occupancy and use of the leased premises.

9. Risk Upon Lessee

The expenditures for gardening activities to be undertaken at Garden are to be made solely and exclusively at the risk and sole cost and expense of Lessee, and no part thereof is, or shall be, reimbursable by the City for any reason whatsoever. The gardening activities to be performed pursuant to this Lease were not and are not directed by the City, and the City assumes no obligation or responsibility nor shall have any liability, for any expenditure made hereunder.

10. Modification

This Lease shall not be modified or extended except in writing and when signed by both the City and Lessee. This instrument shall not be changed orally.

11. Conflict of Interest

Lessee warrants that no officer, agent, employee, or representative of the City of Jersey City has received any payment or other consideration for the making of this Lease and that no officer, agent, employee, or representative of the City has any personal financial interest, directly or indirectly, in this Lease.

12. Assignment

Lessee shall not sell, assign, mortgage or otherwise transfer, or sublicense any interest or right provided for herein, nor shall this Lessee be transferred by operation of law, it being the purpose and spirit of this agreement to grant this Lessee a privilege solely to the Lessee named herein.

13. Employees

All experts, consultants, volunteers or employees of Lessee who are employed by or volunteer their services to Lessee to perform work under this Lease are neither employees of the City nor under contract to the City and Lessee alone is responsible for their work, direction, compensation and personal conduct while engaged under this Lease. Nothing in this Lease shall impose any liability or duty to the City for acts, omissions, liabilities or obligations of Lessee or any person, firm, company, agency, association, corporation or organization engaged by Lessee as expert, consultant, independent contractor, specialist, trainee, employee, servant, or agent of for taxes of any nature including but not limited to unemployment insurance, workers' compensation, disability benefits and social security.

12. Waiver, Release and Consent Agreement

Prior to accessing or using the land, equipment or facilities provided, Lessee agrees to sign the "JERSEY CITY ADOPT-A-LOT WAIVER AND RELEASE OF LIABILITY/MEDICAL AUTHORIZATION & CONSENT" agreement provided by the City. Failure to do so constitutes a breach of this Agreement and, in particular, voids the promise by the City to indemnify Lessee as described in Section 8.

13. Representation

This lease contains the entire contract between the parties. No representative, agent, or employee of the City has been authorized to make any representations or promises with reference to the

within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof shall be binding unless reduced to writing and signed by the Landlord and Tenant.

12. Severability

If any provision(s) of this Lease is held unenforceable for any reason, each and all other provision(s) shall nevertheless remain in full force and effect.

13. Choice of Law

This agreement shall be governed by and constructed in accordance with the laws of the State of New Jersey. Any dispute arising under or in connection with this agreement or related to any matter which is the subject of this agreement shall be subject to the exclusive jurisdiction of the State and/or Federal courts located in New Jersey.

IN WITNESS WHEREOF, the parties hereto have cause this to be signed and sealed.

THE CITY OF JERSEY CITY

ADOPT-A-LOT PROGRAM OFFICER

ATTEST: _____

CITY CLERK

DATE: _____

LESSEE

ATTEST: _____

AUTHORIZING OFFICIAL/TITLE

DATE: _____

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.091
TITLE: 3.A MAY 25 2016 4.A

JUN 15 2016

An ordinance authorizing the City of Jersey City to enter into a lease with Jersey Citywide Debutante and Cotillion Association for the use of Block 1409, Lot P, more commonly known as 81 Garfield Avenue, for a Community Garden.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
<u>HALLANAN</u>	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
<u>HALLANAN</u>				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
<u>HALLANAN</u>	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

MAY 25 2016

Adopted on second and final reading after hearing on

JUN 15 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 15 2016**

Robert Byrnes, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

JUN 15 2016

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 17 2016

Date to Mayor

JUN 16 2016

City Clerk File No. Ord. 16.092

Agenda No. 3-B 1st Reading

Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.092

TITLE: AN ORDINANCE AMENDING CHAPTER 69, (SPECIAL IMPROVEMENT DISTRICTS) ARTICLE II (CENTRAL AVENUE SPECIAL IMPROVEMENT DISTRICT)

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, N.J.S.A. 40:56-65 to 89 authorizes municipalities to create Special Improvement Districts by Ordinance; and

WHEREAS, Chapter 69 of the Jersey City Municipal Code authorizes the creation of the City's Special Improvement Districts; and

WHEREAS, Article II of Chapter 69 authorizes the creation of the Central Avenue Special Improvement District; and

WHEREAS, the Central Avenue Special Improvement District Management Corporation asked that the Municipal Council amend Article II in order to provide better clarity.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that Chapter 69, (Special Improvement Districts), Article II (Central Avenue Special Improvement District), shall be amended to read:

§ 69-15. - District established.

The Central Avenue Special Improvement District ("district") is hereby established.

§ 69-16. - District properties.

Subject to § 69-16.1 hereof, the district shall consist of all properties located on Central Avenue between Manhattan Avenue and North Street more specifically designated by tax blocks and lots and street addresses on Schedule A, attached hereto and on file in the office of the City Clerk.

§ 69-16.1. - Exempt property.

The following properties shall be exempt from the special assessment imposed on properties within the district:

- A. Properties which are used exclusively for residential purposes; and
- B. In the case of mixed-use properties, the portions of those properties used exclusively for residential purposes.

§ 69-17. - Annual assessments.

- A. All costs of development, construction and acquisition relating to the provision of improvements shall be financed by and assessed to properties especially benefited thereby, except exempt properties.

- B. All costs of improvements and maintenance, other than the costs of improvements and maintenance ordinarily incurred by the city out of general funds, shall be determined and approved pursuant to N.J.S.A. 40:56-80 or N.J.S.A. 40:56-85 as determined by the District Management Corporation.
- C. The above costs shall be collected as a special assessment against all properties within the district, except exempt properties.
- D. The Central Avenue Special Improvement District annual assessment rate ~~cannot exceed \$15 per linear foot of all building frontage~~ shall not exceed ten percent (10%) more than the prior year's assessment rate.

§ 69-18. - Reports; annual budget.

The Mayor, with the assistance and concurrence of the District Management Corporation, shall submit all reports and plans required by N.J.S.A. 40:56-80 and N.J.S.A. 40:56-89, together with a detailed annual budget as required by N.J.S.A. 40:56-84, to the governing body for approval.

§ 69-19. - District Management Corporation.

- A. Creation. There is hereby created the Central Avenue District Management Corporation (the "Corporation").
- B. Membership. The Corporation shall be composed of the following members: one nonvoting Council representative to be appointed by the Council, one nonvoting municipal agency head or designee appointed by the Mayor and seven Central Avenue business and/or commercial property owners to be appointed according to the bylaws of the District Management Corporation.
- C. Obligations. In addition to the obligations set forth in the Act, the Corporation shall file an annual audit of its books, accounts and financial transactions, which shall be filed with the governing body and the Division of Local Government Services pursuant to N.J.S.A. 40:56-88.
- D. Powers. In addition to the powers otherwise conferred upon it by the Act, the corporation shall have the power:
 - (1) To adopt bylaws for the regulations of its affairs and the conduct of its business and to prescribe rules, regulations and policies for the performance of its functions and duties.
 - (2) To employ such persons as may be required and fix and pay their compensation from funds available to the Corporation.
 - (3) To apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money.
 - (4) To make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the Corporation, including contracts with any person, firm, corporation, governmental agency or other entity.
 - (5) To administer and manage its own funds and accounts and pay its own obligations.
 - (6) To borrow money from private lenders or governmental entities for periods not to exceed 180 days.
 - (7) To fund the improvement of the exterior appearance of commercial properties within the district.
 - (8) To fund the rehabilitation of commercial properties in the district.
 - (9) To accept, purchase, rehabilitate, sell, lease or manage property in the district.
 - (10) To enforce the conditions of any loan, grant, sale or lease made by the Corporation; provided, however, that if the businesses in the district petition to dissolve the district, the city shall have the right to amend the current year budget and schedule fees/and or taxes in order to liquidate outstanding claims against the Central Avenue District Management Corporation.
 - (11) To provide security, sanitation and other services to the district supplemental to those normally provided by the city.

- (12) To undertake improvements designed to increase the safety or attractiveness of the district to businesses which may wish to locate there or to visitors to the district, including but not limited to litter cleanup and control, landscaping, parking areas and facilities, recreational and rest areas and facilities and those improvements generally permitted for pedestrian malls under N.J.S.A. 40:56-66, pursuant to pertinent regulations of the governing body.
- (13) To publicize the district and all of the businesses included within the district boundaries.
- (14) To recruit new businesses to fill vacancies and to balance the business mix of the district.
- (15) To organize and coordinate special business-related events in the district pursuant to pertinent regulations of the city.
- (16) To provide temporary decorative lighting to attract customers to businesses within the district boundaries.
- (17) To provide special parking arrangements for the customers of businesses within the district.

E. Term of Corporation. The District Management Corporation and the Special Improvement District shall be dissolved in two years from their inception unless a majority of the members of the District Management Corporation voting at ~~an~~ annual a special meeting of the corporation vote to continue the Corporation and the Special Improvement District for an additional ~~two~~ five years. A vote to continue the Corporation and the district shall take place every ~~two~~ five years at ~~an~~ annual a special meeting of the corporation. If the District Management Corporation votes to continue the Corporation and the Special Improvement District, it must file a certified copy of the resolution authorizing the extension with the office of the City Clerk no later than thirty 30 days before the ordinance establishing the SID is scheduled to sunset. For purposes of this section, "members" means all commercial property owners and business owners within the district.

I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

III. This Ordinance shall take effect at the time and in the manner as provided by law.

IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

NOTE: All new material is underlined; words ~~struck through~~ are to be omitted. For the purposes of advertising only, new matter is **boldface** and repealed by *italics*.

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE AMENDING CHAPTER 69, (SPECIAL IMPROVEMENT DISTRICTS) ARTICLE II (CENTRAL AVENUE SPECIAL IMPROVEMENT DISTRICT)

Initiator

Department/Division	Municipal Council	Office of Councilman Michael Yun
Name/Title	Michael Yun	Councilman, Ward D
Phone/email	201-547-5485	myun@jenj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

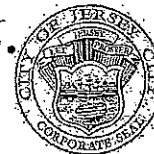
To make minor clarifications to the Section of the Municipal Code authorizing the Central Avenue SID.

I certify that all the facts presented herein are accurate.

Michael Yun

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.092
TITLE: 3.B May 25 2016 4.B

JUN 15 2016

An ordinance amending Chapter 69, (Special Improvement Districts) Article II (Central Avenue Special Improvement District.)

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

MAY 25 2016

Adopted on second and final reading after hearing on

JUN 15 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 15 2016**

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUN 15 2016**

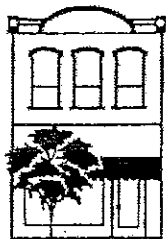
APPROVED:

Steven M. Fulop, Mayor
JUN 17 2016

Date

Date to Mayor **JUN 16 2016**

*Amendment(s):



"A Tradition Reborn"

CENTRAL AVENUE

S.I.D. MANAGEMENT CORPORATION

366 Central Avenue, Suite 201 Jersey City, NJ 07307

Ph: (201) 656-1366

Fx: (201) 656-4037

www.CentralAveSID.org

BOARD OF TRUSTEES

Sanford Fishman, *President*

Joseph Nachbaur, *Vice President N*

Gilbert Mendez, *Vice President S*

Sergio Ferreira, *Treasurer*

Gary Solomon, *Secretary*

Eddy Gallo, *Trustee*

Grace Cutri, *Trustee*

Resolution No. 2016-06-1

RESOLUTION REQUESTING AMENDMENTS TO THE JERSEY CITY MUNICIPAL CODE TO MODIFY THE ASSESSMENT CAP AND SUNSET CLAUSE FOR THE CENTRAL AVENUE SPECIAL IMPROVEMENT DISTRICT

THE TRUSTEES OF THE CORPORATION OFFERED AND MOVED ADOPTION OF THE FOLLOWING RESOLUTION:

WHEREAS, in 1992 the City of Jersey City approved City Ordinance 92-087 establishing the Central Avenue Special Improvement District as the first Improvement District program in Jersey City; and

WHEREAS, under N.J.S.A. 40:56-83 b. 11, The District Management Corporation shall have all powers necessary and requisite to effectuate its purposes, including, but not limited to, the power to provide services to the district, supplemental to those provided normally by the municipality;

WHEREAS, in 1992 the majority of stakeholders within the District supported a hard cap on the SID assessment set at \$15.00 per linear foot of the building frontage; and

WHEREAS, the stakeholders within the District had the vision to determine the importance of a SID assessment cap eighteen (18) years ahead of the State of New Jersey's municipal property tax cap legislation enacted in 2010; and

WHEREAS, the SID assessment cap of \$15.00 was reached in 2005; and

WHEREAS, the \$15.00 SID assessment cap has been a very effective tool for 24 years resulting in one of the lowest SID assessment rates in the State of New Jersey and the lowest of the five (5) Improvement District programs in Jersey City (Journal Square = \$40.16; Historic Downtown = \$23.94; Jackson Hill = \$19.35; McGinley Square = \$15.29); and

WHEREAS, the total SID assessment collection on Central Avenue is \$92,370 which is the second lowest in Jersey City (Journal Square = \$708,019; Historic Downtown = \$240,000; Jackson Hill = \$212,200; McGinley Square = \$72,336); and

WHEREAS, under N.J.S.A. 40-56-80 and pursuant to the bylaws of the Corporation, the annual budget (including any increases or decreases in the assessment) must be adopted by the general membership at the Annual Meeting of the Corporation before being submitted to governing body (Municipal Council) for approval; and

WHEREAS, in 1992 businesses and/ or property owners located within the District also supported a Term of the Corporation (sunset clause) to dissolve the District and Corporation unless a majority of members of the Corporation voting at an annual meeting vote to continue to the District and Corporation for an additional two years; and

WHEREAS, pursuant to Chapter 69-19. E, in the Code of the City of Jersey City, NJ, the District and Corporation has been continued by a majority vote twelve (12) consecutive times between 1992 and 2016; and

WHEREAS, the Central Avenue Special Improvement District is distinguished as the only Improvement District program in Jersey City with an assessment cap or a sunset clause; and

WHEREAS, pursuant to the bylaws of the Corporation, the business and affairs of the Corporation shall be managed by a Board of nine (trustees), seven (7) elected from the Members by the Members who shall be voting trustees and two (2) appointed by the City of Jersey City who shall be non-voting Trustees. The seven (7) voting Trustees shall be of the Corporation and elected for a term of two (2) years; and

WHEREAS, the Trustees of the Corporation hereby determine the following:

1. The Central Avenue Special Improvement District continues be an integral, vital economic and social aspect of the community therefore benefits the whole of Jersey City;
2. The needs of the District, and the surrounding community it serves, continues to evolve demanding innovation and new investment;
3. The cap on the assessment is an important tool to responsibly constrain program costs but should not prevent the District from growing or achieving its goals;
4. The sunset clause is an added safeguard that keeps the District and Corporation accountable to all its members by allowing grievances to be expressed through a vote;
5. The District and Corporation is better served by exercising its sunset clause every five years which will encourage effective strategic planning, better long term solutions, and a more cost efficient program; and

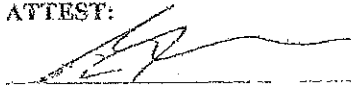
NOW, THEREFORE BE IT RESOLVED, the Central Avenue Special Improvement District Management Corporation Board of Trustees requests an Ordinance of Jersey City, NJ amending Chapter 69, (Special Improvement Districts) Article II (Central Avenue Special Improvement District) to clarify and incorporate the following:

1. **SID Assessment Cap:** The Central Avenue Special Improvement District annual assessment rate shall not exceed ten percent (10%) more than the prior year's assessment rate.

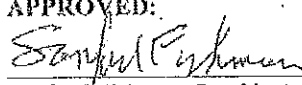
2. **Sunset Clause:** Term of the Corporation. The District Management Corporation and the Special Improvement District shall be dissolved in two years from their inception unless a majority of the members of the District Management Corporation voting at a special meeting of the corporation vote to continue the Corporation and the Special Improvement District for an additional five years. A vote to continue the Corporation and the district shall take place every five years at a special meeting of the corporation. If the District Management Corporation votes to continue the Corporation and the Special Improvement District, it must file a certified copy of the resolution authorizing the extension with the office of the City Clerk no later than thirty 30 days before the ordinance establishing the SID is scheduled to sunset. For purposes of this section, "members" means all commercial property owners and business owners within the district.

PASSED and adopted on this 7 day of June, 2016.

ATTEST:


Gary Solomon, Secretary
(Seal)

APPROVED:


Sanford Fishman, President

Record of Trustee Vote on Final Passage			
TRUSTEE	AYE	NAY	N.V.
CUTRI	✓		
FERREIRA	✓		
FISHMAN	✓		
GALLO	✓		
MENDEZ	✓		
NACHBAUR	✓		
SOLOMON	✓		
TOTAL =	7	0	0

✓ INDICATES VOTE

N.V. - NOT VOTING (Abstain)

City Clerk File No. Ord. 16.093

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.093

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING THE SCATTER SITE REDEVELOPMENT PLAN

WHEREAS, the Scatter Site Redevelopment Plan was written to amend, rename and supersede the Vacant Buildings Redevelopment Plan and was most recently amended on October 28, 2015; and

WHEREAS, the Municipal Council seeks renewed investment and development within the redevelopment area; and

WHEREAS, the Municipal Council of the City of Jersey City, by Resolution 16.029, adopted January 13, 2016, authorized the Jersey City Planning Board to conduct a preliminary investigation to determine whether the Scatter Site Study Area 1 meets the criteria of New Jersey's Local Redevelopment and Housing Law, *NJSA 40A:12A-1 et seq.*, qualifying it as "an area in need of redevelopment," an "area in need of rehabilitation" and/or a "non-condemnation redevelopment area," and

WHEREAS, the Planning Board, at its meeting of February 23, 2016, which was properly noticed as required by law, did conduct an investigation into the conditions affecting the property in question and did approve a motion to recommend to the Municipal Council that the referenced area be declared to be an area in need of redevelopment; and

WHEREAS, the Planning Board's recommendation is based on evidence presented to it and contained in the document entitled, *Report Concerning the Determination of Scatter Site Study Area 1 as an Area in Need of Redevelopment*, and on the testimony of interested parties attending said Planning Board meeting; and

WHEREAS, the Planning Board did find, and so recommends to the Municipal Council, that the area in question meets the statutory criteria, pursuant to NJSA 40A:12A-5.a., d., e. and h. to be declared an "area in need of redevelopment" with the authorization to use eminent domain also known as "Condemnation Redevelopment Area" pursuant to NJSA 40A:12A-6; and

WHEREAS, the Municipal Council at its meeting of March 9, 2016 voted favorably to declare the properties included in the *Report Concerning the Determination of Scatter Site Study Area 1 as an Area in Need of Redevelopment* as a Condemnation Redevelopment Area through Resolution 16.129; and

WHEREAS, language within the plan required clarification regarding uses and densities existing at the time of designation; and

WHEREAS, the Planning Board at its meeting of April 19, 2016 voted favorably to recommend amendments to the Scatter Site Redevelopment Plan to add properties listed in the *Report Concerning the Determination of Scatter Site Study Area 1 as an Area in Need of Redevelopment* to the Municipal Council and to add clarifying language regarding uses and densities existing at the time of designation; and

WHEREAS, a copy of the proposed amendments to the Scatter Site Redevelopment Plan is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

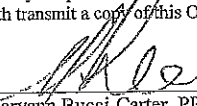
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the attached Scatter Site Redevelopment Plan be, and hereby is, adopted as recommended by the Jersey City Planning Board.

BE IT FURTHER ORDAINED THAT:

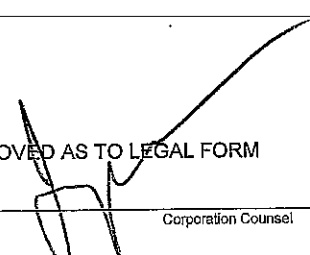
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers,

article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.

- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Maryann Bucci-Carter, PP, AICP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM



Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: 

APPROVED: _____

Business Administrator

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE SCATTER SITE REDEVELOPMENT PLAN****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Director
	Willow Latham	Senior Planner
Phone/email	201-547-5010	maryannb@icnj.org/ wlatham@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Scatter Site Redevelopment Plan to add properties listed in the *Report Concerning the Determination of Scatter Site Study Area 1 as an Area in Need of Redevelopment*, which were declared a Condemnation Redevelopment Area by the Municipal Council by Resolution 16.129 on March 9, 2016. The objective of this Plan is to reduce the amount of vacant buildings citywide.

The proposed lots for incorporation are consistent with the following addresses (Block, Lot): 461-463 Palisade Avenue (3001, 21-22), 454 Palisade Avenue (3002, 13), 364-366 Palisade Avenue (5101, 37-1), and 201 New York Avenue (3805, 19).

This amendment also includes clarification to existing language regarding uses and densities existing at the time of designation.

I certify that all the facts presented herein are accurate.

Signature of Division Director

Signature of Department Director

Date

Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: May 2, 2016
TO: Rolando Lavarro, Council President
FROM: Willow Latham, Planner
SUBJECT: Ordinance Amending the Scatter Site Redevelopment Plan

This ordinance amends the Scatter Site Redevelopment Plan to add properties listed in the *Report Concerning the Determination of Scatter Site Study Area 1 as an Area in Need of Redevelopment*, which were declared a Condemnation Redevelopment Area by the Municipal Council by Resolution 16.129 on March 9, 2016.

The proposed lots for incorporation are consistent with the following addresses (Block, Lot): 461-463 Palisade Avenue (3001, 21-22), 454 Palisade Avenue (3002, 13), 364-366 Palisade Avenue (5101, 37-1), and 201 New York Avenue (3805, 19).

This amendment also includes clarification to existing language regarding uses and densities existing at the time of designation, to set requirements for utilizing grandfathered rights and add bulk standards for such uses.

The objective of this Plan is to reduce the amount of vacant buildings citywide.

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AMENDING THE SCATTER SITE REDEVELOPMENT PLAN

This ordinance amends the Scatter Site Redevelopment Plan to add properties listed in the Report Concerning the Determination of Scatter Site Study Area 1 as an Area in Need of Redevelopment, which were declared a Condemnation Redevelopment Area by the Municipal Council by Resolution 16.129 on March 9, 2016.

The proposed lots for incorporation are consistent with the following addresses (Block, Lot): 461-463 Palisade Avenue (3001, 21-22), 454 Palisade Avenue (3002, 13), 364-366 Palisade Avenue (5101, 37-1), and 201 New York Avenue (3805, 19).

This amendment also includes clarification to existing language regarding uses and densities existing at the time of designation.

The objective of this Plan is to reduce the amount of vacant buildings citywide.

SCATTER SITE Redevelopment Plan

Adopted August 18, 1999*
Amended September 8, 1999*
Amended January 14, 2004*
Amended February 14, 2007*
Amended September 9, 2015*
Amended October 28, 2015
Amended April 5, 2016

*Formerly known as the Vacant Buildings Redevelopment Plan

PROPOSED AMENDMENTS TO BE PRESENTED TO THE PLANNING BOARD

Language added is bold and highlighted like **this**.

Language to be deleted is strikethrough like ~~this~~.



30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

ADDRESS	BLOCK	LOT
17 Brinkerhoff St.	16901	10
561 Communipaw Avenue	18603	18
746 Grand Street	18703	9
786-92 Grand Street	18801	13
21-25 Clinton Ave.	18801	5
27 Clinton Avenue	18801	4
26 Seidler Street	18503	33
622 Bramhall Avenue	18506	10
826 Ocean Avenue	19602	31
245 Randolph Avenue	19701	32
666 Ocean Avenue	22701	35

ADDRESS	BLOCK	LOT
34 Grant Avenue	23201	33
99 Clerk Street	23301	4
34 Center Street	13803	1
44 Center Street	13803	6
445 Mercer Street	12406	10
108 Storms Avenue	15004	28
71 Crescent Avenue	16902	31
461-463 Palisade Avenue	3001	21-22
454 Palisade Avenue	3002	13
364-366 Palisade Avenue	5101	1
201 New York Avenue	3805	19

II. TRANSPORTATION ACCESS

The Redevelopment Area consists of scatter site properties throughout the City of Jersey City. Several of the properties listed in this plan are within a half mile of a Hudson-Bergen Light Rail Station. Other properties are near or located along NJ Transit bus routes. In all, the properties that make up boundaries of this plan are all located in areas targeted for smart growth and have excellent access to major transportation nodes and job centers.

II. OBJECTIVES

Rehabilitation or redevelopment activities for the Scatter Site Redevelopment Plan area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

1. Foster the rehabilitation and redevelopment of structures in order to bring them back into productive use -- as assets to the neighborhoods and contributors to the tax rolls.
2. Make sustainability and smart growth a theme of future development and redevelopment that guides land use and transportation decisions.
3. Provide for a wide variety of housing types, sizes, and price points that meet the needs of Jersey City's diverse population.
4. Encourage the adaptive reuse of existing structures.
5. Encourage buildings to meet or exceed the US Green Building Council's LEED (Leadership in Energy and Environmental Design) Certification or equivalent.
6. The removal or rehabilitation of vacated, deteriorated and obsolete structures.
7. Coordinate redevelopment activities to provide a uniform and consistent attack on blighted, dilapidated, and obsolete structures within the Area.

III. OTHER PROVISIONS TO MEET STATE REQUIREMENTS

- A. The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

within this Plan. Each parcel will therefore fall under the provisions of their respective zone district or redevelopment plan, as found on the Jersey City Zoning Map. In addition, the following shall apply:

1. All parcels shall meet the following requirements:
 - a. Chain link fencing shall be prohibited on yards that abut the public right-of-way.
 - b. A minimum of one tree, that is a minimum of 3 to 3-1/2 inches in caliper, shall be planted for every twenty-five feet of street frontage.
2. Established non-conforming uses at the time of designation per the Mod-IV Building Description Code or other evidence as provided for under section V.3 below may utilize grandfathered rights for use and bulk standards for new and rehabilitated structures as determined by the Jersey City Planning Board.

For example:

A vacant lot zoned R-1, with a recorded Mod-IV Building Description Code of 3S-F-C-8U-NH at the time of designation, may elect to build up to 3 stories, up to 8 residential units and may include a ground-floor commercial use.

A vacant lot zoned R-1, with a 1939 Property Card indicating a total of 12 units on the property, may elect to build up to 12 units.

3. Bulk standards for historic non-conforming uses: When utilizing grandfathered non-conforming rights, evidence shall be provided to indicate the existing use and bulk for that property at the time of designation. Such evidence may include historic photographs, Jersey City property cards, Sanborn Maps, historic tax maps, etc. New bulk standards for such properties shall be based on such evidence on a case-by-case basis to the extent possible as determined by the Jersey City Planning Board.

Alternatively, if grandfathered rights are not utilized, the provisions of their respective zone district or redevelopment plan, as found on the Jersey City Zoning Map, shall apply.

Accessory uses permitted by the underlying zoning are also permitted when utilizing grandfathered rights.

VI. DENSITY

- A. The maximum permitted number of dwelling units per building shall be the number of dwelling units that are recorded for that particular building lot, at the time of designation, by the municipal tax assessor.

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. Deviations from the required retail use as per Section VII shall be considered a design waiver, cognizable by the Planning Board. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

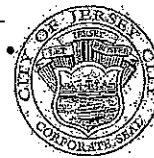
No deviations may be granted which will result in permitting:

- 1) A use or principal structure in a district which does not permit such use or principal structure;
- 2) An expansion of a non-conforming use;
- 3) An increase in height of more than ten feet or 10% of the height in feet, whichever is less.
- 4) An increase in the permitted floor area ratio;
- 5) An increase in the parking ratio of more than 10% above the maximum permitted;
- 6) Breach the minimum or maximum number of permitted stories.
- 7) Right-of-way width, and pavement width beyond normal adjustments encountered during survey synchronization;
- 8) Non-completion of minimum open space, parks, or other type of phased improvements required to be implemented;
- 9) Deviation from the Impact Fees provisions set forth in this Plan; or
- 10) Non-compliance with the specific goals and objectives enumerated in the Plan.
- 11) Planning Board may grant deviations from the required land use regulations in section VI to further the goals and objectives of this plan.

Any deviation in the above categories or any other deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body. The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).

- K. Redevelopment shall provide adequate water, sewer and other necessary utilities to the site, to the satisfaction of the Municipal Engineer and the Municipal Utility Authority. All costs necessary for infrastructure improvements associated with a development project, off-site as well as on-site, are the responsibility of the developer or redeveloper.
- L. Severability: If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional,

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.093
TITLE: 3.C MAY 25 2016 4.C

JUN 15 2016

Ordinance of the Municipal Council of the City of Jersey
City amending the Scatter Site Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
JUN 15 2016 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALGER
DAN SICARDI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on _____

MAY 25 2016

JUN 15 2016

Adopted on second and final reading after hearing on _____

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on JUN 15 2016

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

JUN 15 2016

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 17 2016

JUN 16 2016

Date to Mayor

City Clerk File No. Ord. 16.094

Agenda No. 3.D 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.094

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN TO PROVIDE STANDARDS
FOR THE R-2 ZONE AND SPECIFY REQUIRED COMMUNITY BENEFITS**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan in March of 1999, and amended the Plan numerous times subsequently, most recently on March 24, 2016; and

WHEREAS, the Municipal Council of the City of Jersey City has, by Resolution 16-128, adopted March 9, 2016, declared the Bergen Hill Park Study Area as an Area In Need of Rehabilitation; and

WHEREAS, the Planning Board, at its meeting of May 10, 2016 determined that the Morris Canal Redevelopment Plan should be amended to include standards for the R-2 zone and required included community benefits for the Bergen Hill Park; and

WHEREAS, an objective of the plan is to encourage the redevelopment of vacant lands along Cornelison Avenue that is in a transitional use area, proximate to both industrial and residential uses; and

WHEREAS, the amendments will create obligations for community benefits of on-site affordable housing and open space improvements to the Bergen Hill Park; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Morris Canal Redevelopment Plan and Amended Map B is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

Proposed Morris Canal Redevelopment Plan Amendment

N. R-2 - Residential 2 Zone

This district shall encompass certain lands along Cornelison Avenue.

Purpose: To redevelop vacant sloped lands along Cornelison Avenue that is in a transitional use area, proximate to both industrial and residential uses. The Developer of Block 17102, Lot 17 will be required to fulfill certain performance standards, including but not limited to the obligation to provide the community benefits of on-site affordable housing and open space improvements to the Bergen Hill Park as described herein, for the successful implementation of the goals of redevelopment plan.

1. Permitted Principal Uses

- a. Residential above the ground floor.
- b. Park / Open Space is the only permitted use on Block 17102 Lot 1.
(No other permitted principal or accessory uses of this zone are permitted on this lot).

2. Permitted Accessory Uses

- a. Off-street parking - partially or fully enclosed within a building
- b. Improved open space or park
- c. Community centers
- d. Rooftop recreation and amenity space: recreation rooms, exercise rooms, residential meeting rooms, and other similar rooms and facilities for the use of buildings residents and/or tenants.

3. Lot Size and Dimension Requirements

- a. All existing lots at the time of adoption of this plan are conforming lots but may not be reduced in size. The creation of flag lots shall be prohibited.
- b. Subdivisions or lot consolidations must conform to the following minimum standards:
 - i. Minimum lot area: 2,500' square feet.
 - ii. Minimum lot width: 25 feet.
 - iii. Minimum lot depth: 100 feet.

4. Density and Height Requirements

- a. Density is not regulated by floor area ratio or units per acre in this zone, but shall be limited by the maximum building height
- b. Minimum floor-to-ceiling height on the ground floor shall be at least ten (10) feet.
- c. Minimum floor-to-ceiling height for upper floors shall be at least nine (9) feet excepting drop ceilings for kitchens, hallways and bathrooms.
- d. Maximum building height: 5 stories and 57 feet.

5. Yard and Coverage Requirements

- a. Required front yard setback shall be sufficient to provide a ten foot sidewalk.
- b. Minimum side yard setback: Zero feet
- c. Minimum rear yard: thirty (30) feet

6. Parking Requirements

- a. Minimum parking requirement: 1 space per dwelling unit
- b. Tandem parking spaces are permissible.
- c. When provided all ground floor off-street parking shall be screened by the building from any public right-of-way.
- d. Lots less than 3,000 square feet in area are exempt from parking requirements.

7. Required Community Benefits – subject to the terms and conditions of a redevelopment agreement with the Jersey City Redevelopment Agency (JCRA), the developer of Block 17102, Lot 17 shall provide on-site affordable housing and complete open space improvements to the Bergen Hill Park known as Block 17102 Lot 1 on the Jersey City Tax Map.

- a. The developer shall dedicate a minimum of at least 5% of all residential units constructed as affordable housing for a period of a


minimum of 30 years from the issuance of the certificate of occupancy, in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and pursuant to the terms of the redevelopment agreement which shall set forth the controls on affordable housing to be constructed as part of this redevelopment project.

- b. The developer shall design and construct improvements to the Park for its continued use as public open space.
- c. The developer shall submit a complete site plan for the Park to the Planning Board for review and approval as part of the development application for Block 17102, Lot 17.
- d. The design for the park shall include access by stairs and ramp from Cornelison Avenue at or near the "T" intersection opposite Westervelt Place.
- e. Other design elements for the park design shall result from one or more public charrettes which includes the Jersey City Parks Coalition and other neighboring community groups.
- f. Any public charrette regarding the park improvements shall occur in advance of the Planning Board hearing for this development to the satisfaction of the Planning Board.
- g. Final design of the park improvements shall be determined by the Planning Board.

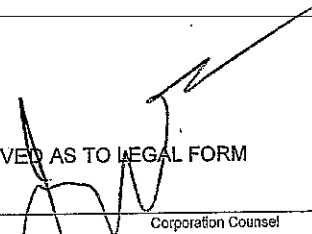
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Morris Canal Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Maryann Buccic-Carter, PP, AICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

APPROVED: 

APPROVED: 

Business Administrator

Certification Required ☐
Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN TO PROVIDE STANDARDS FOR THE R-2 ZONE AND SPECIFY REQUIRED COMMUNITY BENEFITS

Initiator

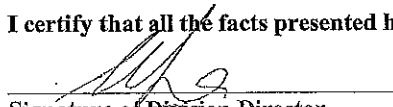
Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Director
	Matt Ward, PP, AICP	Senior Planner
Phone/email	201-547-5010	maryannb@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

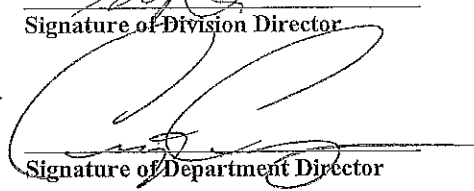
Resolution Purpose

The proposed amendments revise the R-2 Residential 2 Zone to provide standards. Currently, there are no standards delineated within the Redevelopment Plan for properties within this zone. The standards also require a developer of Block 17102, Lot 17 to fulfill certain performance standards, including the obligation to provide on-site affordable housing and open space improvements to the Bergen Hill Park.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE MORRIS CANAL
REDEVELOPMENT PLAN TO PROVIDE STANDARDS FOR THE R-2 ZONE
AND SPECIFY REQUIRED COMMUNITY BENEFITS**

The proposed amendments revise the R-2 Residential 2 Zone to provide standards. Currently, there are no standards delineated within the Redevelopment Plan for properties within this zone. The standards also require a developer of Block 17102, Lot 17 to fulfill certain performance standards, including the obligation to provide on-site affordable housing and open space improvements to the Bergen Hill Park.

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: 4/22/2016
TO: Council President Lavarro, Anthony Cruz, Robert Cotter
FROM: Matt Ward, PP, AICP
SUBJECT: Morris Canal Redevelopment Plan amendments

The proposed amendments revise the TOD-W zone of the Morris Canal Redevelopment Plan.

Currently, the Zone allows for a limited list of ground floor uses on blocks 15802 and 19003. This amendment would expand the list of permitted ground floor uses to include offices uses along Johnston Avenue and Retail along Maple Avenue. This amendment meets the objectives the plan which envisions a walkability mixed use neighborhood. This amendment also expands the opportunity for local businesses and employment in the Lafayette Neighborhood. Also, Maple street is envisioned as being the primary pedestrian connection to the nearby Light Rail Station and should permit a mix of ground floor uses. The amendments also proposes some corrections and clarification regarding setbacks and bulk standards.

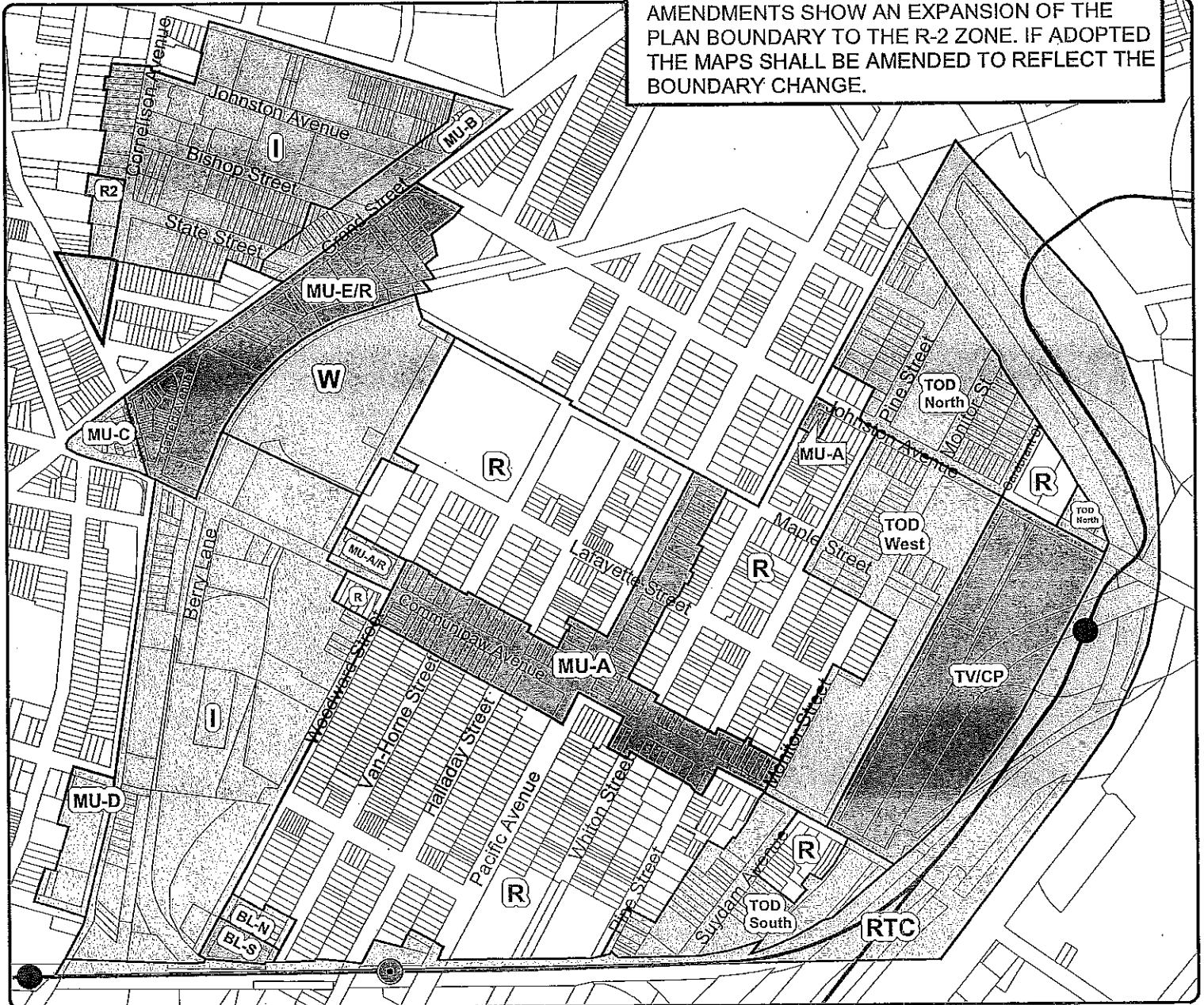
These amendments were sent to the registered community groups pursuant to the redevelopment plan on March 28, 2016 via certified mail. Additionally, These amendments were presented and discussed at a community meeting in early April 2016.

Amendments received favorable recommendations from the Planning Board for adoption.

Morris Canal Redevelopment Plan

Map B: Zoning

MAP AMENDMENT OUTLINED IN RED TO BE PROPOSED TO THE PLANNING BOARD. AMENDMENTS SHOW AN EXPANSION OF THE PLAN BOUNDARY TO THE R-2 ZONE. IF ADOPTED THE MAPS SHALL BE AMENDED TO REFLECT THE BOUNDARY CHANGE.



ZONE ABBREVIATIONS

R	Residential	MU-D	Mixed Use - D	BL-N	Berry Lane Park North
R2	Residential 2	MU-E/R	Mixed Use - E/Residential	BL-S	Berry Lane Park South
MU-A/R	Mixed Use - A or Residential	I	Industrial		
MU-A	Mixed Use - A	RTC	Rail Transportation Corridor		
MU-B	Mixed Use - B	W	Whitlock Cordage ARD		
MU-C	Mixed Use - C	TOD North			
		TOD South			
		TOD West			
		TV/CP	Transit Village / Commuter Parking		

— Hudson Bergen Light Rail
● Proposed Station



September 1, 2015

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.094
TITLE: 3.D MAY 25 2016 4.D

JUN 15 2016

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Morris Canal
Redevelopment Plan to provide standards for the R-2 Zone
and Specify Required Community Benefits.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

MAY 25 2016

Adopted on second and final reading after hearing on

JUN 15 2016

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on **JUN 15 2016**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

JUN 15 2016

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 17 2016

JUN 16 2016

Date to Mayor

City Clerk File No. Ord. 16.095

Agenda No. 3.E 1st Reading

Agenda No. 4.E. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.095

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE NINTH & BRUNSWICK REDEVELOPMENT PLAN
TO EXPAND PERMITTED USES**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Ninth & Brunswick Redevelopment Plan in December 2011, and amended the Plan subsequently, most recently on September 23, 2014; and

WHEREAS, the existing Plan anticipates a residential building with first floor retail and offices, however the applicant would like the Plan to also permit medical offices and financial services; and

WHEREAS, parking standards for the new uses have been established, as well as an optional provision for shared parking; and

WHEREAS, the Planning Board, at its meeting of May 10, 2016, determined that the Ninth & Brunswick Redevelopment Plan should be amended to establish permitted uses; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Ninth and Brunswick Redevelopment Plan, Specific Land Use Provisions made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

Proposed amendment to the Ninth and Brunswick Redevelopment Plan As presented to the planning board on May 10, 2016

Text to be added is bold and highlighted like this.

X. SPECIFIC LAND USE PROVISIONS

A. Permitted Uses

- Residential
- Parks/Public Open Space
- Public Utilities, except that natural gas transmission lines shall be prohibited

The following uses shall only be permitted on the ground floor, basement level, and the first full floor above base flood elevation:

- Offices
- Medical Offices
- Retail Sales and Services
- Restaurants, category one and two
- Child Care Centers
- Health clubs
- Schools
- Financial Services

B. Accessory Uses – customarily associated with, subordinate and incidental to the principal use, and located on the same lot:

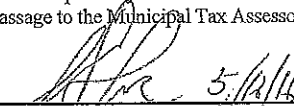
- Garage on-Site/off-street Parking & Loading Facilities
- Fences & Walls
- Signs
- Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of building residents.

NO OTHER CHANGES.

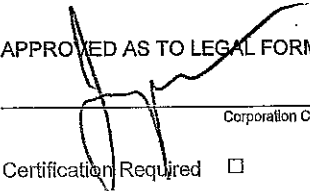
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Ninth & Brunswick Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

 5/12/16
Maryann Buccic-Carter, PP/FAICP
Acting Director, Division of City Planning

APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: 

APPROVED: 

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE NINTH & BRUNSWICK REDEVELOPMENT PLAN TO EXPAND PERMITTED USES.

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Acting Director
Phone/email	201-547-5010	maryannb@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The proposed amendments recognize that the redevelopment plan will permit medical offices and financial services on the ground floor, basement level, and/or first full floor above base flood elevation.

I certify that all the facts presented herein are accurate.


Signature of Department Director

5/14/16
Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: May 16, 2016
TO: Council President Lavarro, Anthony Cruz, Maryann Bucci-Carter
FROM: Tanya R. Marione, PP, AICP
SUBJECT: Ninth & Brunswick Redevelopment Plan amendment

The amendments before you for the Ninth & Brunswick Redevelopment Area are requested to expand list of permitted uses to include Medical offices and financial services on the ground floor, basement level, and/or first full floor above base flood elevation.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE NINTH & BRUNSWICK
REDEVELOPMENT PLAN TO EXPAND PERMITTED USES**

The proposed amendments recognize that the redevelopment plan will permit medical offices and financial services on the ground floor, basement level, and/or first full floor above base flood elevation.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.095
TITLE: 3.B MAY 25 2016 4.B JUN 15 2016

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Ninth & Brunswick
Redevelopment Plan to expand permitted uses.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 25 2016
Adopted on second and final reading after hearing on JUN 15 2016

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on JUN 15 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUN 15 2016

APPROVED:

Steven M. Fulop, Mayor

Date JUN 17 2016

Date to Mayor JUN 16 2016

City Clerk File No. Res. 16.096

Agenda No. 3.F 1st Reading

Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.096

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
TITLE AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE FOR CHAPTER 345,
ARTICLE V, SECTION 40-R-1 ONE AND TWO FAMILY HOUSING DISTRICT AND CHAPTER
345, ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING REGULATIONS

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, there is a need to allow for greater side yard setbacks to provide more light and air; and

WHEREAS, there is a need to remove the burden of requiring zoning board relief for existing non-conforming lots dimensions where no new land can be added; and

WHEREAS, the Planning Board voted to recommend adoption of this amendment by the Municipal Council at their May 10, 2016 regular meeting;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Jersey City Land Development Ordinance, be and is hereby amended as follows (Material indicated by strikethrough like this is existing material that is intended to be deleted. Material indicated by bold italic like this is new material that is intended to be enacted):

Amendment to Jersey City Land Development Ordinance for Chapter 345, Article V, Section 40 - R-1 One and Two Family Housing District. E. Bulk Standards for One and Two Family Dwellings

1. *All existing lots of record at time of the adoption of this ordinance are considered conforming.*
1. 2. Minimum Lot Size: Two thousand five hundred (2,500) square feet.
2. 3. Minimum Lot Width: Twenty-five (25) feet.
3. 4. Minimum Lot Depth: One hundred (100) feet.
4. 5. Front Yard Setback:
Front yard setback shall match the setback of the Front Primary Façade (see Article I for definition of Front Primary Façade) of the closest permitted use on either side of the subject parcel, provided that the building setback to be matched shall be closest to the predominant (most frequently occurring) setback on the blockfront. A current signed and sealed survey of the subject property showing adjacent building setbacks on both sides along with photos showing the entire blockfront to the left and right of the subject property must be provided to the Zoning Officer as part of the application for a building permit. **[Amended 1-24-2007 by Ord. No. 07-009; 2-13-2013 by Ord.**

No. 13-010]

5. ~~6.~~ Side Yards:

- a. ~~Minimum two (2) feet (one) five (5'1") feet (both) if adjacent dwelling is detached with side yard; where adjacent dwelling has zero (0) side yard (i.e., is built to the side lot line) then maximum 0.0 feet is required (i.e., new house must also be built to the side lot line); except where existing adjacent building has windows less than three (3) feet from the side lot line then three feet required starting from one foot in front of the first window to the rear building line. [Amended 3-14-2007 by Ord. No. 07-036; 1-29-2014 by Ord. No. 14-005]~~
- b. ~~In the case of construction of two or more houses, maximum 0.0 feet required between all new houses in the row where the end house is adjacent to a dwelling with no side yard. Same standards shall apply to corner lots.~~
~~[Added 3-14-2007 by Ord. No. 07-03]~~
- a. Detached Buildings:

Minimum setback for One Side:	Two (2 ft)
Minimum setback for Both Sides:	Five feet One Inch (5'1")
- b. Attached Buildings:
 - i. If adjacent building has zero (0) side yard setback (i.e., is built to the side lot line), a zero (0) feet side yard may be permitted (i.e., new house may also be built to the side lot line)
 - ii. In the instance the adjacent building has a zero (0) side yard setback but also has an existing window that is either directly on the side lot line or setback less than three (3) feet, the new building may still build to the zero (0) side lot line, starting at the front building line, but shall be required to setback the new building three (3) feet, starting from one foot in front of the existing window, to the rear building line,
- c. All side yard setbacks three (3) feet or greater:
 The side yard starting at the front of the building shall be enclosed with a fence constructed in compliance with the design standards in 345-67.B.

**Amendment to Jersey City Land Development Ordinance for Chapter 345,
Article V, Section 60 – Supplementary Zoning Regulations. V. Nonconforming
Uses, Structures and Lots. 5. Nonconforming Lots**

5. Nonconforming Lots.

- a. Any existing lot on which a building or structure is located and which lot does not meet the minimum lot size, or a structure which violates any yard requirements, may have additions to the principal building and/or construct an accessory building without an appeal to the Board of Adjustment, provided that: the total permitted lot and building coverage is not exceeded; the accessory building and/or any addition to the principal building do not violate any other requirements of this Chapter such as, but not limited to, height, setback and parking.
- b. Any vacant lot existing at the effective date of adoption or amendment of this Chapter whose area or dimensions do not meet the requirements of the district in which the lot is located may have a building permit issued for a use permitted for that zoning district without an appeal to the Board of Adjustment, provided that the building and lot coverage limit is not exceeded, parking requirements are met and the yard and height provisions are met and provided no adjacent lot is in common ownership.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Council

APPROVED:

APPROVED:

Maryann Bucci-Carter, PP, AICP
Acting Director of Planning

Business Administrator

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE JERSEY CITY LAND DEVELOPMENT
ORDINANCE FOR CHAPTER 345, ARTICLE V, SECTION 40-R-1 ONE AND TWO
FAMILY HOUSING DISTRICT AND CHAPTER 345, ARTICLE V, SECTION 60 –
SUPPLEMENTARY ZONING REGULATIONS**

Initiator

Department/Division	HEDC	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Acting Director
	Tanya R. Marione PP, AICP	Principal Planner
Phone/email	201-547-5010	tanyam@cnj.org

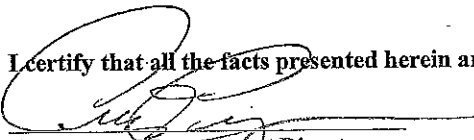
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This Ordinance amends Chapter 345-40 of the Jersey City Land Development Ordinance, regulating the R-1 One and Two Family Housing District, Bulk Standards for minimum size yard setbacks.

This Ordinance also will allow lots that are non-conforming, undersized, to be grandfathered and not be required to seek a variance for a lot dimension or area if all the other bulk standards can be met.

I certify that all the facts presented herein are accurate.


Signature of Department Director

5/16/16
Date

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY CITY LAND DEVELOPMENT ORDINANCE FOR CHAPTER 345, ARTICLE V, SECTION 40-R-1 ONE AND TWO FAMILY HOUSING DISTRICT AND CHAPTER 345, ARTICLE V, SECTION 60 – SUPPLEMENTARY ZONING REGULATIONS

The amendment before you pertains to the Land Development Ordinance regulations for the R-1 One and Two Family Housing District (Chapter 345-40) and Supplementary Zoning (Chapter 345-60).

1. Currently, within the R-1 Zone if a lot is adjacent to a lot that has a building on the side property line, that new building on the adjacent lot is required to have a 0' setback. This amendment will allow the new building to setback 2' or 3'1" to provide for more light and air for both properties, as an additional sideyard setback alternative.
2. Currently, the LDO allows an applicant to construct on an undersized lot that is vacant or has an existing house on it, to build new without requiring variances from the Zoning Board of Adjustment for lot dimensions, as long as all other bulk standards can be met. This amendment extends that to newly vacant lots as long as all other bulk standards can be met.

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: May 13, 2016

TO: Council President Lavarro, Anthony Cruz, Maryann Bucci-Carter

FROM: Tanya R. Marione, PP, AICP

SUBJECT: Amendments to the R-1 zone for side yard setback requirements and non-conforming lot sizes

The amendment before you pertains to the Land Development Ordinance regulations for the R-1 One and Two Family Housing District (Chapter 345-40) and Supplementary Zoning (Chapter 345-60).

1. Currently, within the R-1 Zone if a lot is adjacent to a lot that has a building on the side property line, that new building on the adjacent lot is required to have a 0' setback. This amendment will allow the new building to setback 2' or 3'1" to provide for more light and air for both properties, as an additional sideyard setback alternative.
2. Currently, the LDO allows an applicant to construct on an undersized lot that is vacant or has an existing house on it, to build new without requiring variances from the Zoning Board of Adjustment for lot dimensions, as long as all other bulk standards can be met. This amendment extends that to newly vacant lots as long as all other bulk standards can be met.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.096
TITLE: 3.F MAY 25 2016 4.F

JUN 15 2016

Ordinance of the Municipal Council of the City of Jersey City
adopting amendments to the Land Development Ordinance for
Chapter 345, Article V, Section 40-R-1 One and Two Family
Housing District and Chapter 345, Article V, Section 60-
Supplementary Zoning Regulations.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALGER
DAN SICARDI
CHARLENE BURKE

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

JUN 15 2016

Adopted on second and final reading after hearing on

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on **JUN 15 2016**

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr.
Rolando R. Lavarro, Jr., Council President

Date

JUN 15 2016

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

Date

JUN 17 2016

Date to Mayor

JUN 16 2016

City Clerk File No. Ord. 16-097

Agenda No. 3-G 1st Reading

Agenda No. 4-G 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16-097

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING
AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN CONCERNING
PARCELS PREVIOUSLY DECLARED IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1) permits municipalities to adopt and amend redevelopment plans upon a finding that an area has been declared "in the need of redevelopment," or "in need of rehabilitation," or both; and

WHEREAS, on September 13, 1984, the City adopted Resolution # MC-9818 accepting the findings that the Journal Square Study Area is a "blighted area," declaring it an "area in need of redevelopment". Subsequently, in 1987, the Municipal Council adopted the Journal Square Redevelopment Plan which encompassed the blighted parcels. The Journal Square Redevelopment Plan was amended and expanded at various times to include additional parcels declared in need of redevelopment.

WHEREAS, on November 25, 2008 the Jersey City Municipal Council determined, by Resolution # 08-879, the Greater Journal Square Study Area to be an "area in need of rehabilitation"; and

WHEREAS, thereafter, on July 14, 2010, the Municipal Council of the City of Jersey City, adopted Ordinance #10-103, creating the Journal Square 2060 Redevelopment Plan, which included both the Journal Square Study Area, previously declared an "area in need of redevelopment" and the Greater Journal Square Study Area, declared an "area in need of rehabilitation"; and

WHEREAS, the following amendments to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of May 10, 2016; and

WHEREAS, the following amendments explain that condemnation of property is permitted in areas declared in need of redevelopment prior to the adoption of the Journal Square 2060 Redevelopment Plan, as depicted in Map 7. Condemnation is not permitted in all other areas declared in need of rehabilitation only; and

WHEREAS, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

WHEREAS, a copy of the amended text and map is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Maryann Bucci-Carter, PP, AICP, Director of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN CONCERNING PARCELS PREVIOUSLY DECLARED IN NEED OF REDEVELOPMENT

Initiator

Department/Division	HEDC / JCRA	City Planning
Name/Title	Maryann Bucci-Carter, PP, AICP	Director
	Diana Jeffrey	
	Jeff Wenger, PP, AICP	Principal Planner
Phone/email	201-547-5010	maryannb@jcnj.org / jeff@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Journal Square 2060 Redevelopment Plan to clarify that certain parcels of land within the redevelopment plan area were declared "in need of redevelopment" and to re-establish an acquisition list and map for several of these properties.

I certify that all the facts presented herein are accurate.


Signature of Department Director

Date

5/16/16

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.097
TITLE: 3.G MAY 25 2016 4.G

JUN 15 2016

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Journal Square 2060
Redevelopment Plan concerning parcels previously declared
in need of redevelopment.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		✓	
				OSBORNE		✓		WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

DAN SICARDI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL, COUNCIL VOTE JUN 15 2016 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE		✓		WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **MAY 25 2016**
Adopted on second and final reading after hearing on **JUN 15 2016**

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on **JUN 15 2016**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUN 15 2016**

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 16 2016

Date to Mayor

City Clerk File No. Ord . 16.098

Agenda No. 3. H 1st Reading

Agenda No. 4. H. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.098

**TITLE: ORDINANCE AUTHORIZING A SEVENTH AMENDMENT TO THE CITY'S LEASE
WITH JOURNAL SQUARE PLAZA URBAN RENEWAL ASSOCIATES FOR ONE
JOURNAL SQUARE PLAZA, BLOCK 586.5, LOT PLOT B TO AMEND THE TERM.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City (City) needs office space for various Departments; and

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance authorize a lease of real property if it determines it is needed for municipal purposes; and

WHEREAS, Journal Square Plaza Urban Renewal Associates is the owner of Block 586.5, Lot Plot B, more commonly known by the street address as One Journal Square Plaza (property); and

WHEREAS, by the adoption of Ordinance 05-015, the City approved a lease with Journal Square Plaza Urban Renewal Associates (Landlord) for ten (10) years for approximately 28,202 square feet of space at the Property, consisting of the entire 2nd and 3rd floors of the Property; and

WHEREAS, the lease expired on May 31, 2015; and

WHEREAS, the rent for the space was \$21.25 per square foot or \$599,292.50 per year for the last five (5) years of the term of the lease; and

WHEREAS, by the adoption of Ordinance 06-008 the parties amended the lease, effective March 1, 2006, and increased the Premises by 3,200 square feet, located on the 4th floor; and

WHEREAS, by the adoption of Ordinance 12-076, the parties amended the lease, effective June 1, 2012, to add the remainder of the 4th floor, which increases the total leased premises consisting of all of the 2nd, 3rd and 4th floors of property to 42,326 square feet; and

WHEREAS, the total annual rent for the entire 42,326 square feet, shall be \$787,456.50 each year and;

WHEREAS, Ordinance 12-124, adopted on October 10, 2012 a third amendment to amend the lease to include as additional rent the construction costs of improvements to be performed by the Landlord; and

ORDINANCE AUTHORIZING A SEVENTH AMENDMENT TO THE CITY'S LEASE WITH JOURNAL SQUARE PLAZA URBAN RENEWAL ASSOCIATES FOR ONE JOURNAL SQUARE PLAZA, BLOCK 586.5 LOT B TO AMEND THE TERM.

WHEREAS, by adoption of Ordinance 13-106 a forth the parties amended the lease to include the Architecture fees; and

WHEREAS, the 3rd floor consisting of 14,101 sq. ft. has offices for the Divisions of Information Technology, Accounts & Control, Treasury, Pension and Payroll with a term from June 1, 2015 through October 31, 2015; and

WHEREAS, the 4th floor consisting of 14,101 sq. ft. has the Police Headquarters with a term from June 1, 2015 to May 31, 2016 with the City's right to terminate said Extended Term upon ninety (90) days prior written notice to Landlord; and

WHEREAS, Journal Square Plaza Urban Renewal Associates is willing to extend the term of the Lease for the 3rd floor of the Premises to October 31, 2015 and for the 4th Floor of the Premises from June 1, 2015 to May 31, 2016 subject to the terms and conditions herein contained; and

WHEREAS, the rent for the 3rd and 4th floors of 28,202 sq. ft. shall be \$19.40 per sq. ft. for a total of \$45,593.24 monthly (\$22,796.62 for each floor) or \$547,118.88 annually.

WHEREAS, funds will be made available in the CY 2015 temporary, permanent and future year budgets in the Municipal Rent Account # 01-201-31-432-304.

**ORDINANCE AUTHORIZING A SEVENTH AMENDMENT TO THE CITY'S LEASE
WITH JOURNAL SQUARE PLAZA, BLOCK 586.5 LOT PLOT B TO AMEND THE
TERM**

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The Mayor or business Administrator is authorized to execute a Fifth Amendment to the Lease Agreement with Journal Square Plaza Urban Renewal Associates to amend the term and square footage space.
2. The Fifth Amendment to the Lease shall be in substantially in the form attached, subject to such modifications as may be deemed necessary or appropriate by the Business Administrator or Corporation Counsel.
3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
4. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
5. This Ordinance shall take effect at the time and in the manners provided by law.
6. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by italic.

I hereby certify that there are sufficient funds available in Municipal Rent Account # 01-201-32-432-304 for P.O. # _____.

Donna Mauer, Chief Financial Officer

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Corporation Counsel

Business Administrator

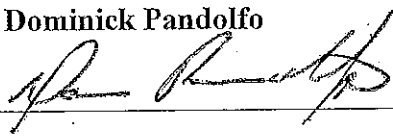
ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

Ordinance authorizing a seventh amendment to the City's Lease with Journal Square Plaza Urban Renewal Associates for One Journal Square Plaza Block 586.5, Lot Plot B to amend the term.

Initiator

Department/Division	Administration	Real Estate
Name /Title	Dominick Pandolfo 	Supervising Administrative Analyst
Phone/E-Mail	(201) 547-4296	Dominick@jcnj.org

Note initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance/Resolution Purpose

To provide office space for City employees who work at 1 Journal Square. The term of this Lease Agreement will be a month to month lease to take effect as of June 1, 2016 for 4th floor Police Headquarters until renovations for the new Police Headquarters at Marion Gardens is completed and the 3rd floor for Pension, Accounts & Control and Pension until renovations at 394 Central Avenue is completed. The rent of is \$45,593.24a monthly and \$547,118.88 yearly. The City shall also have the right to terminate the lease without cause by providing thirty (30) days written notice to the Landlord.

I certify that all the facts presented herein are accurate.



Signature of Department Director

5/12/16

Date

**SEVENTH AMENDMENT TO LEASE BETWEEN JOURNAL SQUARE PLAZA
URBAN RENEWAL ASSOCIATES [LANDLORD] AND THE CITY OF JERSEY CITY
[TENANT]**

WHEREAS, by Lease Agreement dated March, 2005, [the Lease] Landlord leased certain Premises, including the entire second and third floors of the building and certain outside parking spaces commonly known as One Journal Square Plaza, Jersey City, New Jersey [the Premises] to Tenant; and

WHEREAS, by First Amendment to Lease effective as of March 1, 2006, the Lease was amended so as to add a portion of the 4th floor to the Premises consisting of an additional 3,200 square feet of space, which increased the Tenant's Rent and share of Additional Rent, as more particularly set forth therein; and

WHEREAS, by Second Amendment to Lease effective as of June 1, 2012, the Lease was amended so as to add the remaining 10,900 square feet of the 4th floor to the Premises, resulting in the entirety of the Second, Third and Fourth Floors as constituting the Premises, together with a kiosk area consisting of approximately 10 feet x 10 feet in the main floor lobby of the building in which the Premises are located, resulting in a total of 42,326 square feet and an annual Rent in the amount of \$787,456.50; and

WHEREAS, by Third Amendment to Lease effective June 1, 2012, Landlord constructed certain improvements to the Premises for the benefit of Tenant; and

WHEREAS, by Fourth Amendment to Lease, the costs for the Third Amendment improvements were increased to include architect fees; and

WHEREAS, effective April 1st, 2014, the 2nd floor was removed from the Premises, resulting in a reduction of the Annual Rent, a reduction in Tenant's "proportionate share" for Additional Rent, as defined in Section 2.02(1)(iii) to 53.33% and a reduction in the number of parking spaces allocated to Tenant to 32; and

WHEREAS, by Fifth Amendment to Lease, the term of the Lease for the 3rd floor Premises containing 14,101 sq. ft., occupied by the Divisions of Information, Technology, Accounts and Control, Treasury, Pension and Payroll was extended from June 1, 2015 to October 31, 2015 and the Lease for the 4th floor Premises containing 14,101 sq. ft. occupied by the Police Headquarters was extended for an additional one (1) year from June 1, 2015 to May 31, 2016 with the right to terminate said Extended Term upon ninety (90) days prior written notice to Landlord; and

WHEREAS, by Sixth Amendment to Lease the term of the Lease for the 3rd Floor Premises containing 14,101 sq. Ft. occupied by the Divisions of Information, Technology, Accounts and Control, Treasury, Pension and Payroll was extended from October 31, 2015 on a month to month basis with the right to terminate upon 30 days prior written notice by either party; and

WHEREAS, Tenant is desirous of extending the term of the Lease for the 4th floor Premises and kiosk area on a month-to month basis commencing June 1, 2016 with the right to terminate upon 30 days prior written notice by either party; and

WHEREAS, the rent for the 3rd and 4th floors containing 28,202 sq. ft. in aggregate and the kiosk area shall be \$19.40 per sq. ft. monthly for a total of \$45,593.24 monthly (\$22,796.62 for each floor) or \$547,118.88 annually.

NOW THEREFORE, in consideration of the covenants and conditions herein contained, the parties hereto agree as follows:

1. The term of the Lease for the 4th floor Premises containing 14,101 sq.ft. and the kiosk area occupied by Police Headquarters is extended for one (1) additional month commencing June 1, 2016 and from month-to-month thereafter with the right by either party to terminate upon 30 days prior written notice.
3. The aggregate basic rent for the 3rd and 4th floors (containing a total of 28,202 sq. ft.) shall continue to be \$19.40 per sq. ft. monthly for a total of \$45,593.24 per month (\$22,796.62 for each floor) or \$547,118.88 annually.
4. Upon termination of the term of the Lease for the 3rd floor in accordance with the provisions contained herein: a) Tenant's "proportionate share" as defined in Section 2.02 (a) (iii) shall be reduced to 26.666% and b) the number of parking spaces allocated to Tenant shall be reduced to 16 designated interior plus 6 designated exterior parking spaces.
5. Upon termination of the term of the Lease for the 4th floor in accordance with the provisions contained herein: a) Tenant's "proportionate share" as defined in Section 2.02 (a) (iii) shall be reduced to 26.666%; b) the number of parking spaces allocated to Tenant shall be reduced to 16 designated exterior parking spaces; and c) the kiosk area shall be removed from Lease.
6. This Seventh Amendment shall become effective only after execution hereof by both Landlord and Tenant.
7. Except as herein modified, all of the terms and conditions of the Lease and the First, Second, Third, Fourth, Fifth and Sixth Amendments to Lease including without limitation, the obligation of Tenant to pay Additional Rent as defined in Paragraph 2.02 of the Lease shall remain in full force and effect.

WITNESS:

Landlord:

Journal Square Plaza Urban Renewal Associates
By: JSQ REALTY, LLC, General Partner

By: _____
Joseph A. Panepinto, Managing Member

Dated: _____

WITNESS:

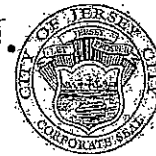
Tenant:
City of Jersey City

City Clerk

By: _____
Business Administrator

Dated: _____

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.098
TITLE: 3.H MAY 25 2016 4.H

JUN 15 2016

Ordinance authorizing a seventh amendment to the city's lease with Journal Square Plaza Urban Renewal Associates for One Journal Square Plaza, Block 586.5, Lot Plot B to amend the term.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN*	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

MAY 25 2016

Adopted on second and final reading after hearing on

JUN 15 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 15 2016**

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **JUN 15 2016**

APPROVED:

Steven M. Fulop, Mayor

Date **JUN 17 2016**

JUN 16 2016

Date to Mayor

*Amendment(s):

City Clerk File No. Ord. 16.099

Agenda No. 3.I 1st Reading

Agenda No. 4.I 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.099

TITLE:

AN ORDINANCE AUTHORIZING THE CITY TO CONVEY ALL CITY-OWNED LOTS WITHIN THE PROPERTY KNOWN AS BERRY LANE PARK TO THE JERSEY CITY REDEVELOPMENT AGENCY SUBJECT TO THE EVENTUAL REVERSION OF THE PROPERTY FOR DEDICATION AS A CITY PARK

COUNCIL

offered and moved adoption of the following Ordinance:

WHEREAS, the City of Jersey City [City] is the owner of certain parcels of land depicted in Exhibit A, attached hereto, within the property more commonly known as Berry Lane Park; and

WHEREAS, Berry Lane Park is located within the Morris Canal Redevelopment Plan Area; and

WHEREAS, the City desires to convey title to these parcels to the Jersey City Redevelopment Agency [JCRA] in order to consolidate all the parcels which comprise the future park under a single owner, thus enabling the JCRA to perfect the environmental documentation of the Park; and

WHEREAS, the conveyance of these parcels to the JCRA will effectuate the final development of the property into a new park, prior to the return of title to the property back to City; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8 and N.J.S.A. 40A:12A-22, the City is authorized to convey property to the JCRA; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1), the JCRA is authorized to acquire property from City with or without consideration; and

WHEREAS, once all the remaining punch-list items, including but not limited to, any remaining construction and or environmental documentation and/or testing is complete, which the JRA has indicated will occur no later than January 1, 2020, the title to the Park will revert to the City, subject to any deed restrictions placed on the property by the JCRA, including but not limited to any environmental deed restrictions and open space deed restrictions.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The conveyance of certain parcels of land depicted in Exhibit A, to the Jersey City Redevelopment Agency for the purpose of completing Berry Lane Park, is hereby approved.
2. The Business Administrator is directed to issue any documents, including a deed, that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property from the City of Jersey City to the Jersey City Redevelopment Agency.

AN ORDINANCE AUTHORIZING THE CITY TO CONVEY ALL CITY-OWNED LOTS WITHIN THE PROPERTY KNOWN AS BERRY LANE PARK TO THE JERSEY CITY REDEVELOPMENT AGENCY SUBJECT TO THE EVENTUAL REVERSION OF THE PROPERTY FOR DEDICATION AS A CITY PARK

3. The JCRA will consolidate the lots into one single lot and re-convey title to the entire park as one lot back to the City following the completion of all remaining punch-list items, including but not limited to, any remaining construction and or environmental documentation and/or testing, which the JRA has indicated will occur no later than January 1, 2020.

- A. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

JH 5/18/16

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

EXHIBIT A

Berry Lane Park
Prop. Listing
5/19/2016

Municipalit	Block	Lot	Qual	Property Location	Property Class	Owner's Name
906	18901	1		990 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT
906	18901	2		1000 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPEMT AGENCY
906	18901	7		1054 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	8		1056 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	9		1058 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	10		1060 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	12		1068 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	18		1 BERRY ROAD	15C	CITY OF JERSEY CITY
906	19803	1		984 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	19803	3		75 WOODWARD ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	4		65 WOODWARD ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	5		WOODWARD ST	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	8		942 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	9		944 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	10		946 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	11		948 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	12		960-958 GARFIELD AVE	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	13		964 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	14		966 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	15		968 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	19803	16		970 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	19803	17		972 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	19803	18		976 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	19803	19		978 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	19803	20		980 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	19803	21		INSIDE GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	18901	1		990 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT
906	18901	2		1000 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPEMT AGENCY
906	18901	7		1054 GARFIELD AVE.	15C	CITY OF JERSEY CITY

906	18901	8	1056 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	9	1058 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	10	1060 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	12	1068 GARFIELD AVE.	15C	CITY OF JERSEY CITY
906	18901	18	1 BERRY ROAD	15C	CITY OF JERSEY CITY
906	21501	1.01	163 HALLADAY STREET	15C	JERSEY CITY SEWERAGE AUTHORITY
906	21501	16	2 DAKOTA ST.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	21501	17	70 CARTERET AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	21501	18	880 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY
906	21501	19	884 GARFIELD AVE.	15C	JERSEY CITY REDEVELOPMENT AGENCY

SEE SHEET 172

SEE SHEET 197

SEE SHEET 198

SEE SHEET 201

HARMON STREET

RECEIVED

GARFIELD. · AVENUE

AVENUE

ROAD

BERY

MANNING
AVENUE

COMMUNIPAW

BRAMHALL
AVENUE

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2006

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING DESIGN (CADD) AND COORDINATE GEOMETRY.

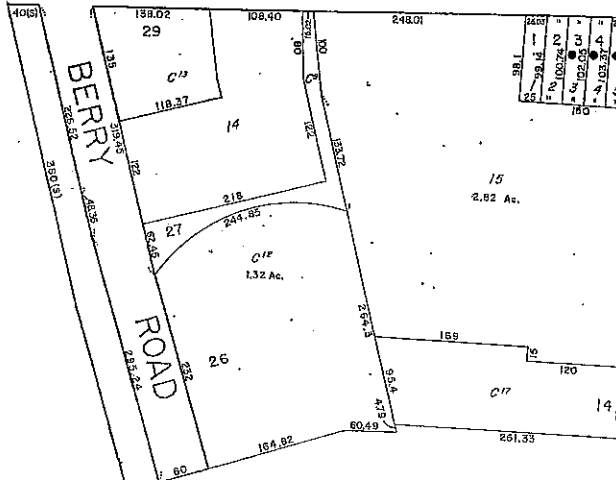
COA134GA2797330D

[illegible]

12.06

12.05

COMMUNIPAW



11.04

2040

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BRAMHALL

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65	429	430	431	432	433	434	435	436	437	438	439	440

WOODWARD

VAN HORNE

HALLADAY

AVE.

BLOCK 2044.4
C.R.P. CO. OF N.J.
CONRAIL
B. L.

12.02

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.099
TITLE: 3.1 MAY 25 2016 4.1 JUN 15 2016

An ordinance authorizing the City to convey all city owned lots within the property known as Berry Lane Park to the Jersey City Redevelopment Agency subject to the eventual reversion of the property for dedication as city park.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 25 2016 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
				OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 15 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>HALLANAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
<u>HALLANAN</u>	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

MARIA SCARIATI
DAN SICARDI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
<u>HALLANAN</u>				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 15 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
<u>HALLANAN</u>	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 25 2016
Adopted on second and final reading after hearing on JUN 15 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 15 2016

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

JUN 15 2016

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 17 2016

Date to Mayor

JUN 16 2016